

06542/24

P-6467/2024



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AR 536215

Certified that the document is admitted for Registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

District Sub-Registrar-II
Hoore, South 24 Parganas

6 MAY 2024

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made this the 6th day of
May, 2024;

BETWEEN

SMT. IMON NEOGI (IMON BHATTACHARYA), [PAN : AIYPN5595R], [Aadhaar No. 9914 2338 9527], [Mobile No. 98310 28597], wife of Sri Sayantan Neogi and daughter of Late Dr. Debarshi Bhattacharya, by faith - Hindu, by Occupation - Consulting Psychologist, by nationality - Indian, residing at 27A, Kalidas Patitundi Lane, Police Station - Kalighat, Post Office - Kalighat, Kolkata - 700 026 hereinafter referred to as the **VENDOR** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

AND

(1) **SRI RISHAV SHAW**, (PAN : HRFPS2675C), (AADHAR No. : 9825 4545 0901), son of Sri Dilip Kumar Shaw, by faith - Hindu, by occupation - Business, by Nationality - Indian, both residing at 19C, Mohan Chand Road, Post Office - Khidirpore, Police Station - Watganj, Kolkata - 700 023, (2) **SRI SUMIT KUMAR SHAW** (PAN : BYDPS8716F) (AADHAR No. 7940 0909 4160), son of Mr. Dilip Kumar Shaw, by faith - Hindu, by nationality - Indian, by occupation - Business, residing at 19/C, Mohan Chand Road, Post Office - Kidderpore, Police Station - Watgunge, Kolkata - 700023, (3) **MR. DEBDYUT GHOSH**, (PAN : ASEPG7942H), (AADHAR No. 4901 7788 2400), son of Prahlad Ghosh, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 623,

Andul Road, Post Office - D. S. Lane, Police Station - Sankrail, District - Howrah, Pin- 711109, (4) **MR. PRASANTA BOSE**, (PAN : AHHPB5812H), (AADHAR No. 6975 3419 9020), son of Pravat Kiran Bose, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 49/1, Gurupada Halder Road, Police Station - Kalighat, Post Office - Kalighat, Kolkata - 700 026, hereinafter referred to as the **PURCHASERS** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns)) of the **SECOND PART**.

AND

PRADIP BAGCHI, [PAN : AEFPB4262C], [Aadhaar No. 8942 9571 8496], [Mobile No. 98303 46600], son of Late Protosh Chandra Bagchi, by faith - Hindu, by occupation - Retired, by Nationality - Indian, residing at Flat No. 10E, Tower - 4, Diamond City West, 18 Ho Chi Minh Sarani, Bakultala, Post Office - Sarsuna, Police Station - formerly Behala at present Sarsuna, Kolkata - 700 061, hereinafter referred to as the **CONFIRMING PARTY** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **THIRD PART**.

WHEREAS by an Indenture of Conveyance bearing date the 3rd day of April 1894 made between Kiran Chandra Banerjee of the One Part and Smt. Shantikali Devi of the Other Part and registered at the office of the of Sadar registered Alipore, District 24 Parganas and recorded in Book of I, Volume No. 5, Pages 234-238 Being No. 843 for the year 1894, the said Kiran Chandra Banerjee for the consideration mentioned therein conveyed unto the said Smt. Shantikali Devi the lands hereditaments and premises being old Premises No. 14, Kalidas Patitundi Lane subsequently renumbered as 27, thereafter 27A and 27B Kalidas Patitundi Lane.

AND WHEREAS the said Smt. Shantikali Devi after purchase of the lands hereditaments and premises out of her own Streedhan money thus absolutely seized and possessed of or otherwise well and sufficiently entitled thereto.

AND WHEREAS the said Smt. Shantikali Devi died on the 13th day March, 1912 leaving one Radhakishore Mookherjee her

only grandson and sole legal heirs under the Dayabhaga School of Hindu Law.

AND WHEREAS the said Smt. Shantikali Devi's only daughter Smt. Bira Bala Devi, mother of the said Radhakishore Mookherjee predeceased the said Shantikali Devi on 18th day of December 1907.

AND WHEREAS the said Radhakishore Mookherjee as the only grandson and legal heir of the said Smt. Shantikali Devi was thus absolutely seized and possessed or otherwise well and sufficiently entitled to the land hereditaments and Premise, being Premise 14, Kalidas Patitundi Lane subsequently renumbered as Premise No. 27A, and 27B Kalidas Patitundi Lane and recorded in 24 Parganas Collectorate revenue redeemed Holding No. 327 Division 6, Sub- Division - E.

AND WHEREAS the said Radhakishore Mookherjee by an Indenture dated 22nd May 1962 sold, conveyed and transferred about 5 (Five) Cottahs, 4 (Four) Chittaks of Land together with

two storied brick built building standing thereon at Premises No. 27A and 27B Kalidas Patitundi Lane to Shri. Hara Prasad Choudhuri, son of Late Madhusudan Chowdhuri for valuable consideration mentioned therein and the said Sale Deed is recorded in Book No. I, Volume No. 28, Pages : 263 - 270, Being No. - 3696 for the year 1962 in the office of the Sub-Registrar at Alipore Sadar.

AND WHEREAS after the purchase as aforesaid the said Hara Prasad Chowdhuri duly mutated his name in the record of the then Corporation of Calcutta.

AND WHEREAS the said Hara Prasad Chowdhuri by an Indenture dated 14th June 1965 sold, conveyed and transferred 2 Cottah and 2 Chittaks of land on the South West portion of the Premises No.- 27A and 27B, Kalidas Patitundi Lane, Police Station - Bhowanipore, morefully described in the **SCHEDULE "A"** thereunder written to Sri. Bimal Chandra Dutta, son of Sri. Purna Chandra Dutta for valuable consideration mentioned therein and the said Indenture duly registered at the office of

the Sub - Registrar at Alipore and recorded in Book No. - 1, Volume No. - 95, Pages - 127 - 135, Being No. 4953 for the year 1965 and continued to be the owner of balance portion of the said 27A and 27B, Kalidas Patitundi Lane.

AND WHEREAS by virtue of the aforesaid happening and the said Hara Prasad Choudhuri became the Owner of **ALL THAT** piece or parcel of land measuring an area 3 Cottah 2 Chittaks be the same a little more or less together with two storied building standing thereon, lying and situate at being Premises No. 27A and 27B, Kalidas Patitundi Lane, Police Station - Bhowanipore, within Municipal limits of the then Corporation of Calcutta under Ward No. 75 comprised in 24 Parganas Collectorate Revenue Free Holding No. 327 Division 6, Sub - Division : E, District - 24 Parganas.

AND WHEREAS the said Hara Prasad Choudhuri thereafter mutated his name in record of Corporation of Calcutta and upon such mutation followed by separation the said premises is renumbered as 27A, Kalidas Patitundi Lane,

Police Station - Bhowanipore at present Kalighat within the municipal limits of the then Corporation of Calcutta at present the Kolkata Municipal Corporation under Ward No. 83 District : 24 Parganas (South).

AND WHEREAS the said Hara Prasad Choudhuri during his life time executed his last Will and Testament on 08/09/1996 bequeathing the said property to Imon Bhattacharya being the grand-daughter i.e., sister-in-law's grand-daughter who has been brought up under care and control of the said Testator Hara Prasad Chowdhuri and his wife Smt. Gouri Devi alias Gouri Chowdhuri since birth like as own grand-daughter as named sole legatee.

AND WHEREAS in the said Will the said Testator Hara Prasad Chowdhuri appointed his wife Smt. Gouri Devi and Sugata Lahiri as Executrix / Executor of the said Will.

AND WHEREAS after the demise of the said Hara Prasad Chowdhuri, on 28/02/2000 the said Gouri Devi alias Gouri

Chowdhuri duly applied for grant of Probate before the Ld. District Delegate Court at Alipore in Act 39 Case No. 343/2001 and upon hearing the same the Ld. Court has been pleased to grant Probate of the said Will executed by Hara Prasad Chowdhuri in favour of the said executrix, Smt. Gouri Devi alias Gouri Chowdhuri on 21/04/2009.

AND WHEREAS Smt. Gouri Devi alias Gouri Chowdhuri died on 12/04/2010.

AND WHEREAS in the said last Will and Testament said Testator Hara Prasad Chowdhuri appointed one Pradip Bagchi as the guardian of the named legatee Imon Bhattacharya, the Vendor herein since was the then minor.

AND WHEREAS said guardian Pradip Bagchi (Imon's maternal uncle), the Confirming Party herein duly discharged his obligation during the tenure of minority which includes bearing expenses from time to time from his own account.

AND WHEREAS in the last Will and Testament dated 08/09/1996 said Haraprasad Chowdhury since deceased specifically recited relating to the interest of said Pradip Bagchi to the effect that said Pradip Bagchi the Confirming Party herein would have the right and/or authority to construct certain portion of the building for his own use only till his lifetime and thereafter by his natural heirs with no right to transfer

AND WHEREAS thus by virtue of such condition said Pradip Bagchi herein acquired life estate with full power to look after and take care of the ultimate beneficiary Imon Neogi, the Vendor herein.

AND WHEREAS by virtue of the said Probated Will and testament the Vendor became the absolute owner of the property but with the right of life estate of said Gouri Devi presently since deceased as well as said Pradip Bagchi, the Confirming Party herein.

AND WHEREAS the sole legatee the Vendor herein after attaining majority acquired every right to grant transfer convey the property but subject to the right of the present life estate holder being the Confirming Party herein.

AND WHEREAS the Vendor is well aware and accepted the performance of her appointed guardian the Confirming Party herein to the effect that during his duty as guardian the Confirming Party incurred huge expenses for the protection of the minor as well as the property which is deemed to be charge of the subject property as per the said last Will and testament.

AND WHEREAS thus it became the admitted position that the life estate holder acquired certain right over and in respect of subject property and is very much entitled to claim consideration to surrender his right as well as towards realization of the amount being incurred from time to time as guardian named in the Will for the person and property of the ultimate beneficiary the Vendor herein.

AND WHEREAS the Vendor expressed **her intention** to grant transfer convey the subject property by **way of out and out sale**.

AND WHEREAS the Purchasers after coming to **know** made contact and the Vendor handed over all the relevant documents of title.

AND WHEREAS the Purchaser after going through the documents agreed to purchase but subject to the joining the life estate holder since having the right to receive a part of the consideration to forgo and relinquish his right.

AND WHEREAS the Vendor requested the life estate holder to join in the deed as Confirming Party to confirm that he also relinquishes his right of life estate in favour of the Purchasers on receiving a consideration of **Rs.63,00,000/- (Rupees Sixty three Lakhs) only** irrespective of the consideration being received by the Vendor from the Purchasers towards execution and registration of the deed of conveyance to

grant transfer convey the subject property in favour of the Purchasers herein.

AND WHEREAS accordingly the Purchasers agreed to purchase the subject property on payment of a sum of **Rs.1,47,00,000/- (Rupees One Crore Forty Seven Lakhs) only** to the Vendor and a sum of **Rs.63,00,000/- (Rupees Sixty three Lakhs) only** to the Confirming Party being totally **Rs.2,10,00,000/- (Rupees Two Crore Ten Lakhs) only** as full and final consideration and the Vendor and the Confirming Party being satisfied agreed to grant transfer convey and deliver possession along with relinquishing the right of the life estate holder being the Confirming Party.

AND WHEREAS in the meantime the Vendor originally Imon Bhattacharya being married to Sayantan Neogi now became known as Imon Neogi for all practical purposes.

AND WHEREAS thus the Vendor Imon Neogi (Bhattacharya) being absolute owner of the subject property

mentioned in the Schedule hereunder agreed to **grant** transfer convey and the Confirming Party transfers and or **relinquishes** his right of life estate including that of his natural heirs in favour of the Purchaser at or for the total sum of consideration of **Rs.2,10,00,000/- (Rupees Two Crore Ten Lakhs) only** free from all encumbrances.

AND WHEREAS to transfer/convey perfect title to the Purchasers both the Vendor and the Confirming Party are executing this Deed of Conveyance.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in consideration of the sum of **Rs.2,10,00,000/- (Rupees Two Crore Ten Lakhs) only** well and truly paid by the Purchaser to the Vendor and Confirming Party on or before the execution of these presents (the receipt whereof the Vendor and Confirming Party doth hereby admit and acknowledge as per Memo of Consideration hereunder written and of and from the payment of the same and every part thereof the Vendor and Confirming Party doth hereby acquit,

release and forever discharge the said Purchasers as well as the said property hereby transferred) the Vendor and Confirming Party doth hereby grant, transfer, convey, sell, assign and assure unto the said Purchasers **ALL THAT** piece and parcel of land measuring an area 3 (Three) Cottahs 2 (Two) Chittaks be the same a little more or less together with two storied building standing thereon measuring an area 3000 Sq.ft (Ground Floor : 1500 sq. ft. and First Floor 1500 sq. ft.) lying and situate at being Premises No. 27A, Kalidas Patitundi Lane, Police Station - formerly Bhowanipore at present Kalighat, Kolkata - 700026 within the Municipal limits of the Kolkata Municipal Corporation under Ward No. 83, District - South 24 Parganas, morefully and particularly described in the **Schedule** hereunder written or **HOWSOEVER OTHERWISE** now are or it or heretofore were or was situated butted, bounded, called, known, numbered, described or distinguished **TOGETHER WITH** all paths, passages, ways, sewers, drains, ditches, common fences and other former and ancient right, lights, liberties, benefits, privileges, advantages, easements,

appendages and appurtenances whatsoever to the lands or in anyway appertaining thereto or usually held, used, enjoyed or occupied therewith or reputed to belong or be appurtenant thereto **AND** the reversion or reversions, remainder or remainders and the rents, issues and profits thereof **AND** all the estate, right, title, interest, claim and demand whatsoever both at law and in equity of the Vendor and Confirming Party into or upon the said Building and the land and every part thereof **AND** all the deeds, pattahs, muniments, writings, evidences of title whatsoever which exclusively relates to the said building and the land or every part thereof which now are or hereafter shall or may be in the custody, power, control or possession of the Vendor or any person or persons from whom the said Vendor can or may procure the same without any lawful action or suit **TO HAVE AND TO HOLD** the said building and the land so to be unto the said Purchasers absolutely forever free from all charges, and encumbrances. **AND** the Vendor and Confirming Party doth hereby covenant with the Purchasers as follows :-

THAT notwithstanding any act, deed, things and matters whatsoever made done executed or knowingly suffered to the contrary the Vendor and Confirming Party now have good right, full power, absolute authority and indefeasible title, to grant, transfer, convey and sell the said land and building hereby granted, transferred, conveyed and sold or expressed or intended so to be unto and to the use of the said Purchasers in manner aforesaid and delivered possession.

AND the Purchasers shall and may at all times hereafter peaceably and quietly hold possess and enjoy the said building and land or every part thereof and pay the rents and taxes to the Appropriate Authorities upon getting their names mutated with the Kolkata Municipal Corporation and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim and demand whatsoever or any person or persons lawfully or equitably claiming from under or in trust for the Vendor or any of their predecessor-in-title and that free and clear, freely and clearly and absolutely acquitted, exonerated, discharged, saved harmless, and keep the Purchasers

indemnified from or against all charges, created by the Vendor or any of her predecessor-in-title and that save as aforesaid free from all encumbrances whatsoever made or suffered by the Vendor or any person or persons lawfully or equitably claiming as aforesaid.

FURTHER the Vendor and all persons having lawfully or equitably claiming any estate or interest upon the said building and the land or any part thereof from under or in trust for the Vendor shall and will from time to time or at all times hereafter at the cost and request of the Purchasers do and execute or cause to be done and executed all such acts, deeds, things and matters whatsoever for further better and more perfectly assuring and conveying the said building and the land unto the said Purchasers as shall or may be reasonably required.

THE Vendor doth hereby declare that the said property hereby sold has not been previously leased, mortgaged, sold nor in any way transferred and there is no charge, liens, lispensens or any attachment whatsoever. The Vendor sold the said property

while having good, clear and marketable title therein and save as aforesaid free from all encumbrances. The said property partly occupied by the Tenant.

IF any of the statements or covenants made hereinbefore by the Vendor is found to be false, untrue or any defect in title is detected hereafter the Vendor shall rectify the same and in default shall be liable for the same.

IF any error or omission is found in this Deed in future the Vendor and Confirming Party shall at the cost and request of the Purchasers do and execute or cause to be done and executed any Sort of Declaration / Rectification or any Supplementary Deed in favour of the Purchasers, their executors, representatives and assigns in order to establish the right, title and interest of the Purchasers in the said property.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring an area 3 (Three) Cottah 2 (Two) Chittaks be the same a little more or less together with two storied building standing thereon measuring

an area 3000 Sq.ft (Ground Floor : 1500 sq. ft. and **First Floor**
1500 sq. ft.) lying and situate at being Premises **No. 27A,**
Kalidas Patitundi Lane, Police Station - formerly Bhowanipore
at present Kalighat, Kolkata - 700026 within the **Municipal**
limits of the Kolkata Municipal Corporation under Ward No. **83,**
Assessee No. : 110831900258, District - South 24 Parganas is
butted and bounded as follows :-

ON THE NORTH : By Kalidas Patitundi Lane ;
ON THE SOUTH : By 27B, Kalidas Patitundi Lane ;
ON THE EAST : By 31A, Kalidas Patitundi Lane ;
ON THE WEST : By 50 ft. wide Kalidas Patitundi
Lane ;

The said property has been shown in the annexed plan which is
bordered with **RED** verge being a part of this instrument.

IN WITNESS WHEREOF the **PARTIES** have set and subscribed
respective hands on the day, month and year first above
written.

Signed, Sealed and Delivered in

presence of **WITNESSES** :-

H Bagchi
(1) MANJUSMITA BAGCHI
FLAT 10E, TOWER 4, DIAMOND
CITY (W), 18 HO CHI MINH
SARANI. KOL-61

(2) Proatik Gupta
14C, notan chand Road
KOL-23

Anon Meagi
SIGNATURE OF THE VENDOR

Rishan Shaw
Sumit Kumar Shaw
Rustyul. Gm
Pradita Bose

SIGNATURE OF THE PURCHASER

Pradip Bagchi

SIGNATURE OF THE
CONFIRMING PARTY

Drafted by me as per instruction and
documents supplied by the parties :-

Lalmohan Mitra
Lalmohan Mitra, Advocate,
Enrolment No. : F-44/44/88
Alipore Judge's Court.
Kolkata - 700027.

Computer Print By :-

Shib Sankar Banerjee
Alipore Judge's Court.
Kolkata - 700027.

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MEMO OF CONSIDERATION

RECEIVED of and from the within name Purchaser the within mentioned sum of Rs 1,47,00,000/- (**Rupees One Crore Forty Seven Lacs**) only, being the part consideration money paid by the purchaser to the vendor out of the total consideration money of Rs 2,10,00,000/- (**Rupees Two Crore Ten Lakhs**) Only

As Per Memo below:-

By Cheque No. 000008, dt. 19.02.2024 Drawn on BANK OF BARODA	:	Rs.	2,51,000/-
By Cheque No. 000009, dt. 23.02.2024 Drawn on BANK OF BARODA	:	Rs.	2,50,000/-
By NEFT 27.04.2024 (REF 24118758417)		Rs	5000/-
By IMPS 27.04.2024 (REF 411812754031)		Rs	5000/-
BY RTGS 27.04.2024 (REF 52024042717511011)		Rs	5,00,000/-
BY RTGS 28.04.2024 (REF 24120076030)		Rs	5,00,000/-
BY NEFT 28.04.2024 (REF INDBN28047459173)		RS	5,00,000/-
BY NEFT 29.04.2024 (REF INDBN29047482147)		Rs	10,00,000/-
By RTGS 29.04.2024 (REF UCBAH24120640964)		Rs	30,00,000/-
BY NEFT 30.04.2024 (REF INDBN30047776857)		Rs	10,00,000/-
By Cheque No. 000010, dt. 30.04.2024 Drawn on BANK OF BARODA		Rs	40,00,000/-
BY NEFT 01.05.2024 (REF INDBN01058055932)		Rs	5,00,000/-
BY NEFT 02.05.2024 (REF INDBN02058230983)		Rs	5,00,000/-
BY RTGS 02.05.2024 (REF UCBAH24123359063)		Rs	6,38,250/-
By Cheque No. 000005, dt. 02.05.2024 Drawn on KOTAK MAHINDRA BANK		Rs	17,70,500/-
BY NEFT 03.05.2024 (REF INDBN03058513512)		Rs	1,33,250/-
By TDS		Rs	1,47,000/-
TOTAL	:	Rs.	1,47,00,000/-
Rupees only			
Rupees One Crore Forty Seven Lakhs Only			

WITNESSES:-

1. MANJUSMITA BAHUGH, *MBahug*
2. *poonk gupta*

Anon Meagi

SIGNATURE OF THE VENDOR

// 23//

MEMO OF CONSIDERATION

RECEIVED of and from the within name Purchaser the within mentioned sum of Rs **63,00,000 /-** (**Rupees Sixty Three Lakhs**) only, being the part consideration money paid by the purchaser to the Confirming Party out of the total consideration money of Rs **2,10,00,000 /-** (**Rupees Two Crore Ten Lakhs**) Only
as Per Memo below:-

By NEFT 27.04.2024 (REF 24118763084)	Rs	5000/-
By IMPS 27.04.2024 (REF 411812755697)	Rs	5000/-
BY RTGS 28.04.2024 (REF 24119834475)	Rs	1,57,500/-
BY IMPS 28.04.2024(REF 411921263611)	Rs	5,00,000/-
BY RTGS 29.04.2024 (REF UCBAH24120641960)	Rs	10,00,000/-
By NEFT 01.05.2024 (REF INDBN01058055894)	Rs	5,00,000/-
BY RTGS 02.05.2024 (REF INDBN02058230983)	Rs	5,00,000/-
BY RTGS 02.05.2024 (REF UCBAH24123359335)	Rs	5,59,250/-
By Cheque No. 000004 dt. 02.05.2024 Drawn on KOTAK MAHINDRA BANK	Rs	29,56,000/-
BY NEFT 03.05.2024 (REF INDBN03058513402)	Rs	54,250/-
By TDS	Rs	63,000/-
TOTAL	Rs.	63,00,000/-
Rupees Sixty Three Lakhs only		

WITNESSES:-

1. MANJUSMITA BAGCHI

2. *pratik gupta*

Pradip Bagchi
SIGNATURE OF THE
CONFIRMING PARTY

**SITE PLAN OF PREMISES NO - 27A, KALIDAS PATITUNDI LANE,
KOLKATA- 700 026, WARD NO - 83, UNDER K.M.C.**

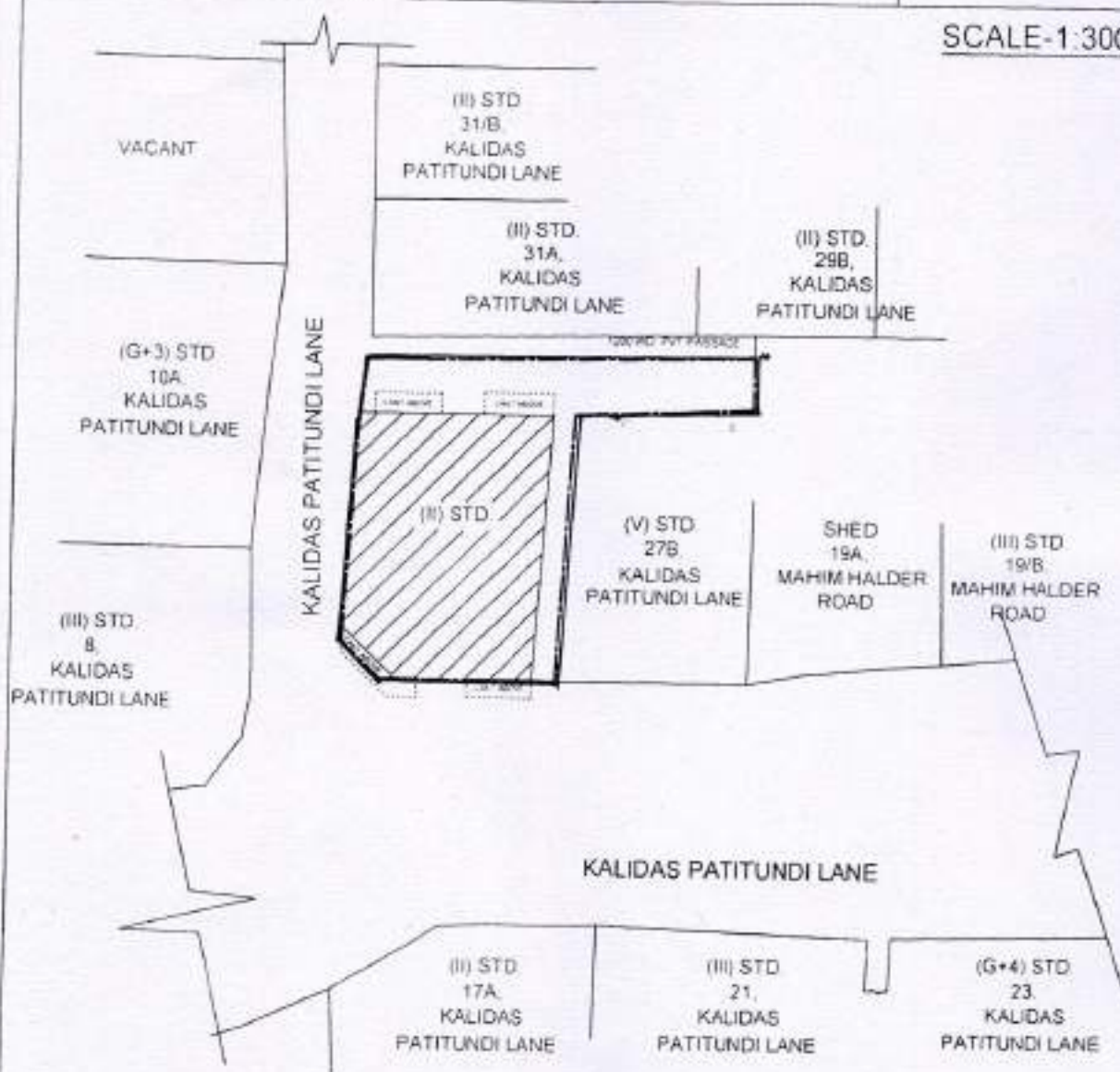
AREA OF LAND - 209.030 SQ.M./ 03 KH.- 02 CH - 00 SQFT

AREA OF GROUND FLOOR - 1500 SQFT

AREA OF FIRST FLOOR - 1500 SQFT



SCALE-1:300



SITE PLAN

Imon Meagi

SIGNATURE OF VENDOR

Pradip Bagchi

SIGNATURE OF CONFIRMING PARTY

*Richan Shaw
Sumit Kumar Shaw
Ananya Sen*

Prasanta Bose
SIGNATURE OF PURCHASER



	Thumb	1 st finger	Middle finger	Ring finger	Little finger
LEFT HAND					
RIGHT HAND					

NAME MON NEOGI

SIGNATURE Mon Neogi



	Thumb	1 st finger	Middle finger	Ring finger	Little finger
LEFT HAND					
RIGHT HAND					

NAME PRADIP BAGCHI

SIGNATURE Pradip Bagchi



	Thumb	1 st finger	Middle finger	Ring finger	Little finger
LEFT HAND					
RIGHT HAND					

NAME Rishan Shaw

SIGNATURE Rishan Shaw



	Thumb	1 st finger	Middle finger	Ring finger	Little finger
LEFT HAND					
RIGHT HAND					

NAME SUMIT KUMAR SHAW

SIGNATURE Sumit Kumar Shaw



	Thumb	1 st finger	Middle finger	Ring finger	Little finger
LEFT HAND					
RIGHT HAND					

NAME DEBDYUT GHOSH

SIGNATURE Debdyut Ghosh



	Thumb	1 st finger	Middle finger	Ring finger	Little finger
LEFT HAND					
RIGHT HAND					

NAME Prasanta Bose

SIGNATURE Prasanta Bose



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



250420242002778111

GRIPS Payment Detail

GRIPS Payment ID:	250420242002778111	Payment Init. Date:	25/04/2024 15:26:07
Total Amount:	1322935	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	8028633870115	BRN Date:	25/04/2024 15:26:29
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr RISHAV SHAW
Mobile: 9830240287

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250027781128	Directorate of Registration & Stamp Revenue	1322935
Total			1322935

IN WORDS: THIRTEEN LAKH TWENTY TWO THOUSAND NINE HUNDRED THIRTY FIVE ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.



Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192024250027781128

GRN Details

GRN:	192024250027781128	Payment Mode:	SBI Epay
GRN Date:	25/04/2024 15:26:07	Bank/Gateway:	SBlePay Payment Gateway
BRN :	8028633870115	BRN Date:	25/04/2024 15:26:29
Gateway Ref ID:	CHP7481185	Method:	State Bank of India NB
GRIPS Payment ID:	250420242002778111	Payment Init. Date:	25/04/2024 15:26:07
Payment Status:	Successful	Payment Ref. No:	2001044323/1/2024

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr RISHAV SHAW
Address:	19C, MOHAN CHAND ROAD, KOLKATA-700023
Mobile:	9830240287
Period From (dd/mm/yyyy):	25/04/2024
Period To (dd/mm/yyyy):	25/04/2024
Payment Ref ID:	2001044323/1/2024
Dept Ref ID/DRN:	2001044323/1/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001044323/1/2024	Property Registration- Stamp duty	0030-02-103-003-02	1049921
2	2001044323/1/2024	Property Registration- Registration Fees	0030-03-104-001-16	273014
Total				1322935

IN WORDS: THIRTEEN LAKH TWENTY TWO THOUSAND NINE HUNDRED THIRTY FIVE ONLY.

Major Information of the Deed

Deed No :	I-1602-06467/2024	Date of Registration	06/05/2024
Query No / Year	1602-2001044323/2024	Office where deed is registered	
Query Date	25/04/2024 11:03:33 AM	D.S.R. -II SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SUDIPTA BASAK Alipore, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9433098208, Status :Advocate		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 63,00,000/-]	
Set Forth value		Market Value	
Rs. 2,10,00,000/-		Rs. 2,10,00,000/-	
Stamp duty Paid(SD)		Registration Fee Paid	
Rs. 10,50,021/- (Article:23)		Rs. 2,73,046/- (Article:A(1), E, B, M(b), H)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip,(Urban area)		

Land Details :



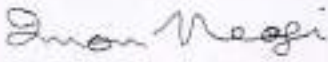


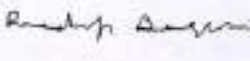
District: South 24-Parganas, P.S:- Kalighat, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kalidas Patitundi Lane, , Premises No: 27A, , Ward No: 083 Pin Code : 700026

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 2 Chatak	1,50,00,000/-	1,50,00,000/-	Width of Approach Road: 50 Ft.,
Grand Total :				5.1563Dec	150,00,000 /-	150,00,000 /-	



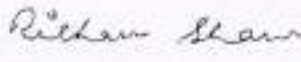
Structure Details :






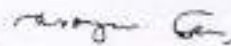



Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3000 Sq Ft.	60,00,000/-	60,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1500 Sq Ft.,Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1500 Sq Ft.,Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		3000 sq ft	60,00,000 /-	60,00,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Smt IMON NEOGI Daughter of Late DR DEBARSHI BHATTACHARYA Executed by: Self, Date of Execution: 06/05/2024 , Admitted by: Self, Date of Admission: 06/05/2024 ,Place : Office	Photo  <small>06/05/2024</small>	Finger Print  <small>LT1 06/05/2024</small>	Signature  <small>06/05/2024</small>
27A, KALIDAS PATITUNDI LANE, City:- , P.O:- KALIGHAT, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Female, By Caste: Hindu, Occupation: Professionals, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.: AIxxxxxx5R, Aadhaar No: 99xxxxxxxx9527, Status :Individual, Executed by: Self, Date of Execution: 06/05/2024 , Admitted by: Self, Date of Admission: 06/05/2024 ,Place : Office				
2	Name Mr PRADIP BAGCHI Son of Late PROTOSH CHANDRA BAGCHI Executed by: Self, Date of Execution: 06/05/2024 , Admitted by: Self, Date of Admission: 06/05/2024 ,Place : Office	Photo  <small>06/05/2024</small>	Finger Print  <small>LT1 06/05/2024</small>	Signature  <small>06/05/2024</small>
FLAT NO. 10E, TOWER -4 DIAMOND CITY WEST ,18 HOCHI MINH SARANI, City:- , P.O:- SARSUNA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.: AExxxxxx2C, Aadhaar No: 89xxxxxxxx8496, Status :Confirming Party, Executed by: Self, Date of Execution: 06/05/2024 , Admitted by: Self, Date of Admission: 06/05/2024 ,Place : Office				

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri RISHAV SHAW Son of Shri DILIP KUMAR SHAW Executed by: Self, Date of Execution: 06/05/2024 , Admitted by: Self, Date of Admission: 06/05/2024 ,Place : Office	Photo  <small>06/05/2024</small>	Finger Print  <small>LT1 06/05/2024</small>	Signature  <small>06/05/2024</small>
Son of Shri DILIP KUMAR SHAW 19C, MOHAN CHAND ROAD, City:- , P.O:- KHIDDIRPORE, P.S:-Waltgunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.: HRxxxxxx5C, Aadhaar No: 98xxxxxxxx0901, Status :Individual, Executed by: Self, Date of Execution: 06/05/2024 , Admitted by: Self, Date of Admission: 06/05/2024 ,Place : Office				

2	Name	Photo	Finger Print	Signature
	Shri SUMIT KUMAR SHAW (Presentant) Son of Shri DILIP KUMAR SHAW Executed by: Self, Date of Execution: 06/05/2024 , Admitted by: Self, Date of Admission: 06/05/2024 ,Place : Office	 06/05/2024	 LTI 06/05/2024 Captured	 06/05/2024
Son of Shri DILIP KUMAR SHAW 19/C, MOHAN CHAND ROAD, City:- , P.O:- KHIDDIRPORE, P.S:- Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.: BYxxxxxxx6F, Aadhaar No: 79xxxxxxxx4160, Status :Individual, Executed by: Self, Date of Execution: 06/05/2024 , Admitted by: Self, Date of Admission: 06/05/2024 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	Shri DEBDYUT GHOSH Son of Shri PRAHLAD GHOSH Executed by: Self, Date of Execution: 06/05/2024 , Admitted by: Self, Date of Admission: 06/05/2024 ,Place : Office	 06/05/2024	 LTI 06/05/2024 Captured	 06/05/2024
Son of Shri PRAHLAD GHOSH 623, ANDUL ROAD, City:- Not Specified, P.O:- D S LANE, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711109 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.: ASxxxxxx2H, Aadhaar No: 49xxxxxxxx2400, Status :Individual, Executed by: Self, Date of Execution: 06/05/2024 , Admitted by: Self, Date of Admission: 06/05/2024 ,Place : Office				
4	Name	Photo	Finger Print	Signature
	Shri PRASANTA BOSE Son of Shri PRAVAT KIRAN BOSE Executed by: Self, Date of Execution: 06/05/2024 , Admitted by: Self, Date of Admission: 06/05/2024 ,Place : Office	 06/05/2024	 LTI 06/05/2024 Captured	 06/05/2024
Son of Shri PRAVAT KIRAN BOSE 149/1, GURUPADA HALDER ROAD, City:- , P.O:- KALIGHAT, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.: AHxxxxxx2H, Aadhaar No: 69xxxxxxxx9020, Status :Individual, Executed by: Self, Date of Execution: 06/05/2024 , Admitted by: Self, Date of Admission: 06/05/2024 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr PRATIK GUPTA Son of Mr ANUP KUMAR GUPTA 19C, MOHAN CHAND ROAD, City:- , P.O:- KHIDDERPORE, P.S:-Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023		 Captured	

	06/05/2024	06/05/2024	06/05/2024
Identifier Of Smt IMON NEOGI, Mr PRADIP BAGCHI, Shri RISHAV SHAW, Shri SUMIT KUMAR SHAW, Shri DEBDYUT GHOSH, Shri PRASANTA BOSE			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt IMON NEOGI	Shri RISHAV SHAW-1.28906 Dec, Shri SUMIT KUMAR SHAW-1.28906 Dec, Shri DEBDYUT GHOSH-1.28906 Dec, Shri PRASANTA BOSE-1.28906 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Smt IMON NEOGI	-3000.00000000 Sq Ft

Endorsement For Deed Number : I - 160206467 / 2024

On 06-05-2024

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 14:44 hrs on 06-05-2024, at the Office of the D.S.R. - I I SOUTH 24-PARGANAS by Shri SUMIT KUMAR SHAW, one of the Claimants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,10,00,000/-

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)

Execution is admitted on 06/05/2024 by 1. Smt IMON NEOGI, Daughter of Late DR DEBARSHI BHATTACHARYA, 27A, KALIDAS PATITUNDI LANE, P.O: KALIGHAT, Thana: Kalighat, South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Professionals; 2. Mr PRADIP BAGCHI, Son of Late PROTOSH CHANDRA BAGCHI, FLAT NO. 10E, TOWER -4 DIAMOND CITY WEST, 18 HOCHI MINH SARANI, P.O: SANSUNA, Thana: Thakurpukur, South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by Profession Retired Person; 3. Shri RISHAV SHAW, Son of Shri DILIP KUMAR SHAW, 19C, MOHAN CHAND ROAD, P.O: KHIDDIRPORE, Thana: Wattgunge, South 24-Parganas, WEST BENGAL, India, PIN - 700023, by caste Hindu, by Profession Business; 4. Shri SUMIT KUMAR SHAW, Son of Shri DILIP KUMAR SHAW, 19/C, MOHAN CHAND ROAD, P.O: KHIDDIRPORE, Thana: Wattgunge, South 24-Parganas, WEST BENGAL, India, PIN - 700023, by caste Hindu, by Profession Business; 5. Shri DEBDYUT GHOSH, Son of Shri PRAHLAD GHOSH, 623, ANDUL ROAD, P.O: D S LANE, Thana: Sankrail, Howrah, WEST BENGAL, India, PIN - 711109, by caste Hindu, by Profession Business; 6. Shri PRASANTA BOSE, Son of Shri PRAVAT KIRAN BOSE, 149/1, GURUPADA HALDER ROAD, P.O: KALIGHAT, Thana: Kalighat, South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Business

Identified by Mr PRATIK GUPTA, Son of Mr ANUP KUMAR GUPTA, 19C, MOHAN CHAND ROAD, P.O: KHIDDIRPORE, Thana: Wattgunge, South 24-Parganas, WEST BENGAL, India, PIN - 700023, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,73,046.00/- (A(1) = Rs 2,10,000.00/- ,B = Rs 63,000.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 2,73,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/04/2024 3:26PM with Govt. Ref. No: 192024250027781128 on 25-04-2024, Amount Rs: 2,73,014/-, Bank: SBI EPay (SBlePay), Ref. No. 8028633870115 on 25-04-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,50,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 10,49,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 536215, Amount: Rs.100.00/-, Date of Purchase: 29/04/2024, Vendor name: B K Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/04/2024 3:26PM with Govt. Ref. No: 192024250027781128 on 25-04-2024, Amount Rs: 10,49,921/-, Bank: SBI EPay (SBlePay), Ref. No. 8028633870115 on 25-04-2024, Head of Account 0030-02-103-003-02



Suman Basu

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - I I SOUTH 24-PARGANAS

South 24-Parganas, West Bengal

